072.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,900 / 679,900
					USE VALUE:	679,900 / 679,900
					ASSESSED:	679,900 / 679,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	7 CROSBY STREET LLC
Owner 2:	
Owner 3:	
Street 1:	294 HARVARD ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	DUFFY GERALYN/ TRUSTEE -
Owner 2:	7 CROSBY ST REALTY TRUST -
Street 1:	7 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1261 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

Richard Denn

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7250.000	233,600		446,300	679,900
Total Card	0.166	233,600		446,300	679,900
Total Parcel	0.166	233,600		446,300	679,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 539.18 | /Parcel: 539.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45622
GIS Ref:
GIS Ref:
Insp Date: 10/30/18

!6080!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,600	0	7,250.	446,300	679,900		Year end	12/23/2021
2021	101	FV	225,300	0	7,250.	446,300	671,600		Year End Roll	12/10/2020
2020	101	FV	225,300	0	7,250.	446,300	671,600	671,600	Year End Roll	12/18/2019
2019	101	FV	188,000	0	7,250.	414,400	602,400	602,400	Year End Roll	1/3/2019
2018	101	FV	188,000	0	7,250.	414,400	602,400	602,400	Year End Roll	12/20/2017
2017	101	FV	188,000	0	7,250.	363,400	551,400	551,400	Year End Roll	1/3/2017
2016	101	FV	188,000	0	7,250.	331,500	519,500	519,500	Year End	1/4/2016
2015	101	FV	176,100	0	7,250.	293,300	469,400	469,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:16:57

LAST REV

Date	Time
09/16/21	16:51:53
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6080

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY GERALYN/	78215-234	1	7/9/2021		750,000	No	No		
DENNING RICHARD	51689-158		9/17/2008	Family	1	No	No		Elaine M Denning dod 4/4/2021
	11765-680		11/13/1969		30,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2015	1885	Manual	4,606					

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
10/30/2018	MEAS&NOTICE	CC	Chris C
2/25/2009	Meas/Inspect	163	PATRIOT
2/8/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7250		Sq. Ft.	Site		0	70.	0.88	12									446,250						446,300	

Total AC/HA:	0.16644	Total SF/SM:	7250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,250	Spl Credit		Total:	446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21255016
Const Adj.:	0.99742496
Adj $ / SQ:	133.037
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338585
Depreciation:	104961
Depreciated Total:	233624

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

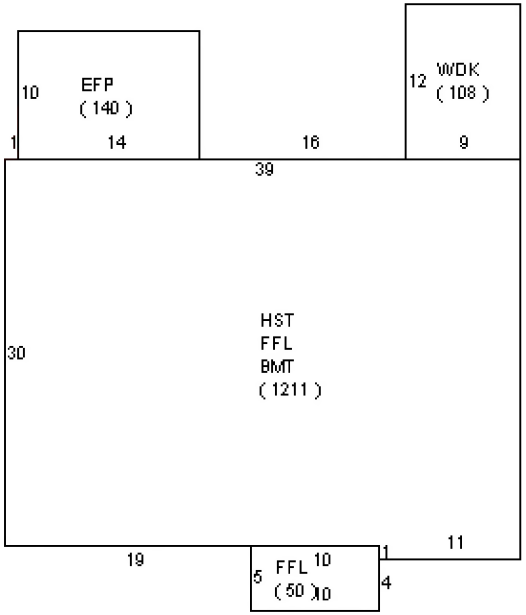
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.04
Special Features:	0	Val/Su Net:	70.23
Final Total:	233600	Val/Su SzAd	125.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,261	133.040	167,760
BMT	Basement	1,211	39.910	48,332
HST	Half Story	606	79.820	48,332
EFP	Enclos Porch	140	46.550	6,517
WDK	Deck	108	15.220	1,644

Net Sketched Area:	3,326			Total:	272,585
Size Ad	1866.5	Gross Area	3931	FinArea	1261

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

072.0-0003-0009.0

IMAGE

AssessPro Patriot Properties, Inc